



Arable Land For Sale by Private Treaty

A single parcel of Grade III arable land extending to approximately 12.66 Ha (31.28 Ac)

Kerdiston Road | Themelthorpe | Dereham | Norfolk | NR20 5PT

DESCRIPTION

A single parcel of productive arable land extending to approximately 12.66 Ha (31.28 Acres) with frontage onto Kerdiston Road. The land is gently undulating with the boundaries comprising a combination of trees, hedges and ditches. The land is accessed directly off Kerdiston Road and benefits from three separate access points.

The land is classified as being Grade III with soils of the Beccles and Aldeby soil series known to be loamy and clayey; drift over chalky till. The land has been in arable production for many years and has formed part of a combinable and root crop rotation.

LOCATION

The property is located to the east of the village of Themelthorpe, approximately 3.0 miles north west of Reepham and approximately 11.0 miles west of Aylsham. The City of Norwich is approximately 16.0 miles to the south east. The land will be identified by a 'For Sale' board.

DIRECTIONS

From Aylsham head west along the B1145 towards Cawston. Pass through Cawston continuing along the B1145 and you will enter the market town of Reepham. Turn right onto the B1145 heading towards Pettywell and Bawdeswell and follow the road for approximately 1.3 miles. Turn right signposted Byway to Themelthorpe and follow the road for approximately 1.7 miles continuing round the righthand bend onto The Street into Themelthorpe. Turn right signposted Kerdiston (The Kerdiston Road) and continue for approximately 200 yards. The land will be found on your left just after passing the Marriotts Way.

The nearest postcode is NR20 5PT.
what3words: ///shredder.feed.being

GENERAL REMARKS AND STIPULATIONS

VIEWING

Viewings during daylight hours only with a copy of these particulars in hand. Please be careful and vigilant when making an inspection for your own personal safety.

METHOD OF SALE

The property is offered for sale by Private Treaty with a Guide Price of £285,000.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

MINERALS, TIMBER AND SPORTING RIGHTS

In so far that they are owned by the vendor, the mineral, timber and sporting rights are included in the sale.

Important Notice These particulars have been prepared in good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective purchaser(s) should satisfy themselves on such matters prior to purchase. The purchaser(s) shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the vendors or his servants, or agents, in relation to, or in connection with the property. The property is sold with all faults and defects whether of condition or otherwise, and the vendors are not responsible for any such faults or defects, or for any statement contained in the particulars. Any error, omission, or mis-statement in any of the said statements should not entitle the purchaser(s) to rescind or be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action. Photographs dated September 2020; Particulars dated October 2020.

BASIC PAYMENT SCHEME

The property is registered with the Rural Payments Agency and is eligible for claiming the Basic Payment Scheme. 12.66Ha of Basic Payment Scheme entitlements are included as part of the sale. There will be no apportionment of the 2020 Basic Payment and the purchaser will be required to indemnify the vendor against any breaches in Cross Compliance from completion through to 31st December.

EARLY ENTRY

Early entry may be available subject to payment of an additional 10% deposit.

PLANNING

The property is within the jurisdiction of Broadland District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

RIGHTS OF WAY, EASEMENTS, WAYLEAVES AND COVENANTS

The property is sold subject to, and with the benefit of all easements, rights of way, privileges etc., which may affect the same, whether mentioned hereto or not.

AUTHORITIES

Broadland District Council – 01603 431133

Norfolk County Council – 0344 800 8020

Environment Agency – 03708 506 506

Rural Payments Agency – 03000 200 301

VAT

In addition to the purchase price, should any sale on the property or rights attached to it become a chargeable supply in terms of Value Added Tax, such tax shall be payable by the Purchaser in addition.

PARTICULARS AND PLANS

These particulars and plans are based upon the Ordnance Survey metric editions and are believed to be correct, but their accuracy cannot be guaranteed.

DISPUTES

Should any dispute arise between the Vendor and the purchaser(s) as to the boundaries, fences or any other point arising out of these particulars, then the Agent's decision shall be binding upon all parties.

CONTACT

Tom Corfield MRICS FAAV

Tel: 01603 250808

Email: tom.corfield@arnoldskeys.com

01603 250808

Offices at Aylsham and Norwich
arnoldskeys.com/agricultural

Arnolds | Keys
Irelands Agricultural